

## Comment Slip for the New Blandford+ Neighbourhood Plan (2) Consultation

To be read in conjunction with the Blandford+ display materials at the community events or with the information online at <http://blandfordplus.org.uk/>

*Please highlight or circle your selected answer.*

To help us understand the results from the survey we'd be very grateful if you could give us a few details:

Q1. Name and organisation (if relevant) **OPTIONAL**

Rebecca Horrocks  
Barton Willmore

[Redacted]  
[Redacted]  
[Redacted]

On behalf of Wyatt Homes and landowners (The West Pimpeme Pool Trust, Mr C Coats and Mr T Coats)

Q2. Postcode (**MANDATORY** please, your comments cannot be included in the survey if you do not supply your postcode).

SO15 2NP

Q3. Do you agree with the changes we are making to the **Settlement Boundary**?

YES

**NO**

If you answered 'No' please comment below:

We understand that Blandford + is currently considering potential Development Options around the town, and it is therefore, not appropriate to show these within the proposed changes to the settlement boundary at this stage. However, we would be grateful for confirmation that once a preferred option has been identified, the settlement boundary will be further amended to include this site.

Q4. Which one of the four possible **Development Options** do you prefer? *Please select one option only.*

**Option 1**

Option 2

Option 3

Option 4

Do you have any comments?

We appreciate that a significant amount of work has been undertaken by Blandford + to date and support the ongoing consideration of development options which will facilitate growth and prosperity for the town.

We support the approach being taken as part of this current consultation and are keen to work with Blandford + in a positive manner.

In respect of Option 1, the extent of land being promoted by Wyatt Homes and landowners (The West Pimpeme Pool Trust, Mr C Coats and Mr T Coats) lies wholly within the administrative area of North Dorset District Council and mainly within the parish of Blandford Forum, however, a section of the site, to the north of Area B, lies within Pimperne Parish. The whole site, including land in Blandford and Pimperne Parish, extends in total to approximately 17.5 hectares in size and comprises agricultural land with an area of allotments located within the site to the west of the A354 Salisbury Road. The southern boundary of the site is bound to the west by the A350 and to the east by the A354. A suitable access to the site could be provided to the south to adjoin the Blandford Bypass, the A350. It is therefore considered that the site is in a highly accessible location.

We appreciate that the land within Pimperne Parish Council has been excluded from Option Plan 1 as it is beyond the Neighbourhood Plan boundary area, it might be helpful to reference the wider site to identify the full extent of proposed development north east of Blandford. Whilst the site lies only partly within the Pimperne Neighbourhood Plan Area, the whole site could be considered in the context of the relationship to Blandford Forum. Please find enclosed a site location plan (drawing ref. 131\_DI\_01.2\_redline plan) which we trust will be helpful to read alongside drawing ref. 813-21-102 HDA 2 shows the Parish boundary.

We consider that Option 1 is in a sustainable location for growth due to its relationship to the existing town of Blandford Forum which is well served by facilities and services. The development has the potential to provide housing-led development, with supporting uses including a school in this location, required by Dorset County Council.

The proposals for development on land at Option 1 are currently evolving through an iterative design process, with technical assessments and surveys being undertaken to ensure development can be delivered in a sensitive manner. We wish to work positively with the Neighbourhood Plan process as this work progresses.

With regards to the provision of the school, Dorset County Council has highlighted the need for a new primary school to serve the northern part of Blandford. The County Council has requested a 2.1hectare site to accommodate a two-form entry school, with potential to increase to three forms of entry to meet future growth needs.



A school site can be accommodated within Option 1 and can deliver DCC's aspiration to locate a new school to the north of Blandford to provide an accessible school for both existing and future residents of Blandford.

The existing schools within both Blandford Forum and Blandford St Mary are located to the south of the settlement, which exceed the recommended 800m walking distance from residential areas in the north of Blandford. We therefore, are confident that a positive solution to meet the needs of the town, and DCC, can be achieved at NE Blandford.

We note that in parallel to the Neighbourhood Plan process, the parcel of land immediately adjacent to Sunrise Business Park, within Area A, has been identified by Dorset County Council in the Bournemouth, Dorset and Poole Waste Plan Pre-Submission Draft Waste Plan for a new facility. We are supportive of development proposal, which is well served by existing infrastructure with good links to the highway network.

Q5. Do you agree with our ideas for **Community Facilities**?

**YES**

NO

Do you have any comments or ideas of your own?

We recognise the need to provide new community halls alongside proposed growth in the town, to support social and community functions, and enhance community cohesion. In addition, we respect the need to protect existing facilities and assets for the long term benefit of the town, and want to assist in the delivery of new facilities for Blandford.

Currently to the north of Blandford, existing residents do not have access to a significant amount of community facilities. New development at Option 1 has the potential to provide enhanced community facilities required for both existing and future residents. This includes the potential to relocate the existing allotments to a nearby, permanent location which could be retained in perpetuity and managed by the Town Council, if desired.

Alongside the provision of new allotments, there is the potential to provide a new community building which could accommodate facilities for allotment holders and serve a dual purpose as a hall and sports changing rooms for playing pitches which could also be shared with the proposed new school.

Q6. Do you agree with our proposals for **Primary and Secondary Shopping Frontages**?

**YES**

NO

If you answered 'No' please give us your comments:

No comments

Q7. Do you agree with our <b>Green Infrastructure</b> list?	<b>YES</b>	NO
<p>If you answered 'No' please give us your comments:</p> <p>We understand that the premise of this policy is to protect existing Green Infrastructure and footpath routes within the town. It would be helpful if a plan could be provided to accompany the evidence, showing the route of the Green Infrastructure Network.</p> <p>Where possible, the emerging masterplan will seek to enhance connections and green infrastructure links around the town by aligning the proposed layout with existing footpaths and routes and ensuring that the layout allows ease of movement for both existing and new residents to facilities and services within Blandford. This will ensure that the proposed development is well integrated within the town.</p> <p>Within the emerging layout for the proposed site, we will be seeking to enhance the Green Infrastructure network by providing additional green routes on and around the site which can facilitate connections to town, and the existing footpath network.</p>		
Q8. Do you support the provisional list of <b>Local Green Space</b> designations?	<b>YES</b>	NO
<p>If you answered 'No' please comment (or let us know if we've missed any):</p> <p>No comments</p>		
Q9. Do you agree with our efforts to strengthen <b>Crown Meadows</b> protection in terms of its importance to the 'setting' of the area?	<b>YES</b>	NO
<p>Do you have any comments?</p> <p>No comments</p>		
Q10. Do you agree with our <b>Design Management</b> proposals for <b>Blandford Forum</b> ?	<b>YES</b>	NO
<p>Do you have any comments?</p> <p>No comments</p>		
Q10. Do you agree with our <b>Design Management</b> proposals for <b>Blandford St. Mary</b> ?	<b>YES</b>	NO
<p>Have we left anything out?</p> <p>No comments</p>		



Q10. Do you agree with our <b>Design Management</b> proposals for <b>Bryanston</b> ?	<b>YES</b>	<b>NO</b>
<p>Have we left anything out?</p> <p>No comments</p>		
Q11. Do you agree with our <b>Tourism Strategy</b> ?	<b>YES</b>	<b>NO</b>
<p>Can you suggest any amendments?</p> <p>No comments</p>		
<p>Do you have any other comments you would like to share with us?</p> <p>Overall, we are supportive of Blandford +’s aspiration to adopt a Neighbourhood Plan, and in principle, we are supportive of the Neighbourhood Plan Version 2. The comments contained within this comment form are provided to positively address proposed growth at Blandford Forum, and to facilitate delivery of the primary school in a location identified by Dorset County Council, as the appropriate place to meet local needs.</p> <p>Option 1, Land North East of Blandford, is the most appropriate, accessible and sustainable location for a comprehensive, residential-led development out of all of the four development options presented by the Blandford + Neighbourhood Plan.</p> <p>Residential development will be primarily located outside the AONB and designed to mitigate landscape impact, to meet the need for housing in a sustainable location and deliver a much-needed primary school. The site is very accessible through both pedestrian links and public transport, retaining and improvement of such links would ensure the site integrates well with the existing settlement. The emerging masterplan seeks to enhance access and green infrastructure links to the town centre.</p> <p>We trust you will take the above comments into account when deciding on the preferred option. We would welcome the opportunity to discuss the above comments with the Blandford Forum + Neighbourhood Plan Group, and to continue our existing positive relationship. If you have any queries regarding the contents within this comments form, please do not hesitate to contact us.</p>		

**Thank you for taking the time to comment.**

**Blandford+**